



41 Main Street, Flookburgh – LA11 7LA

Grange-Over-Sands

Guide Price £260,000

41 Main Street

Flookburgh, Grange-Over-Sands

**** Attention investors **** This double fronted charming three-bedroom home offers the perfect blend of character and comfort, within a coastal setting. The traditional cottage-style exterior, featuring period details and attractive stonework. The home boasts three well-proportioned reception rooms, including a cosy living area with exposed wooden beams and a feature fireplace, includes rustic beams, the kitchen open-plan into the dining area offering modern units, and a breakfast bar, creating an inviting atmosphere for families or guests, seamlessly connecting to a bright sunroom with direct garden access. Furthermore the property benefits from three double bedrooms, a family bathroom suite and the additional convenience of a ground floor W.C.

A well-maintained private garden with patio, off-road parking for two cars and a detached modern garage provides secure convenient storage, while the quiet village setting close to Morecambe Bay with a handful of shops, facilities, local schools. Great train links, close proximity to the Lake District and the M6 Motorway means this property is well connected.





Living Room

17' 0" x 9' 11" (5.19m x 3.03m)

The Living space offers, exposed beams, an inset gas fire set as the central focal point with neutral decor complemented by an contrasting feature wall.

Sun Room

17' 10" x 10' 4" (5.44m x 3.16m)

Great for additional entertaining space or families. Offering space for lounging and dining. Plumbing for a washing machine and space a fridge freezer. Dual doors leading to the garden and access to the ground floor W.C.

Kitchen / Dining Room

18' 2" x 12' 6" (5.54m x 3.82m)

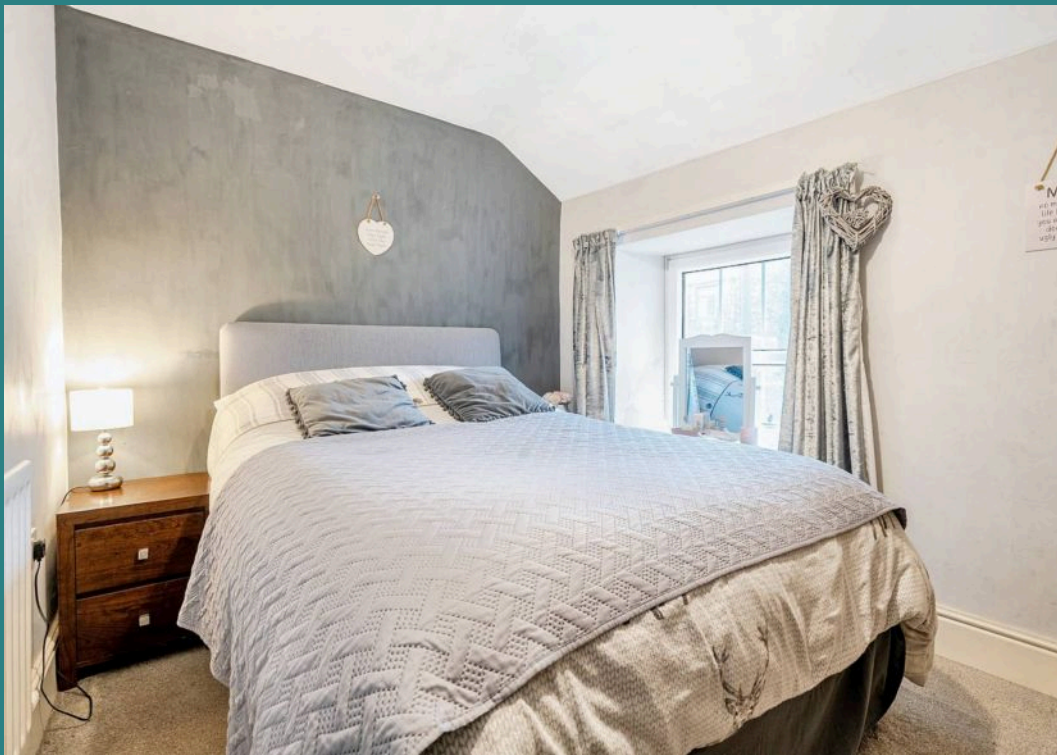
This multi functional space offers a fitted kitchen and dining area, separated by a breakfast bar. Neutral pastel tones with wooden feature beams, the main front entrance doorway is located here, the room benefits from an open staircase to the first floor, creating an open plan feel.

W.C

3' 11" x 3' 7" (1.19m x 1.09m)

Pale toned decor, fitted with a handbasin, brickwork tiled splash back. W.C and radiator and handrail.





W.C

3' 11" x 3' 7" (1.19m x 1.09m)

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Bathroom

7' 5" x 5' 8" (2.25m x 1.72m)

Three piece bathroom suite featuring tiled walls and vinyl flooring. Obscured rear window and inbuilt storage.

Bedroom 1

11' 7" x 8' 5" (3.54m x 2.57m)

Modern grey stoned decor, deep-set front facing windows with space for bedside tables and a wardrobe.

Bedroom 2

10' 10" x 12' 1" (3.31m x 3.68m)

Neutral decor, front facing windows, space for a desk and wardrobes.

Bedroom 3

9' 11" x 8' 10" (3.02m x 2.68m)

L-Shaped sized room with space for storage and a double bed.



GARDEN

Private enclosed rear garden, fenced with rear gated access, offering a paved terrace with lawned area.

Garage / Storage

Separate garage/storage at the rear of property with power.

Parking

Two spaces for off road parking located at the rear of the property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: TBC



Main Street, Flookburgh, Grange-Over-Sands, LA11

Approximate Area = 1007 sq ft / 93.5 sq m (excludes shed)

For identification only - Not to scale



Bathroom
7'5 (2.25)
x 5'8 (1.72)

Bedroom 3
9'11 (3.02) max
x 8'10 (2.68)

Down

Bedroom 2
10'10 (3.31)
x 9' (3.68)

Bedroom 1
11'7 (3.54)
x 8'5 (2.57)

FIRST FLOOR

Sun Room
17'10 (5.44)
x 10'4 (3.16)

Shed

WC
3'11 (1.19)
x 3'7 (1.09)

Up

**Kitchen /
Dining Room**
18'2 (5.54) max
x 12'6 (3.82) max

Living Room
17' (5.19)
x 9'11 (3.03)

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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